

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Collegiate Drive, 250 ft. * ZONING COMMISSIONER
W of c/o Foxhall Manor Drive * OF BALTIMORE COUNTY
College Hills, Sec.3, Phase 2 *
1st Election District *
1st Councilmanic District *
G & R No. 3, Inc. * CASE # 93-225-SPH
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, filed by G & R No. 3, Inc., through its President, Stewart J. Greenebaum. The corporate Petitioner is the developer of the residential subdivision known as College Hills, which is located near Catonsville Community College in the Catonsville section of Baltimore County. By its Petition, the property owners seek approval of a Second Amended Final Development Plan for College Hills, Section 3, Phase 2.

Appearing at the public hearing for this case was Mr. Greenebaum and David Martin. Mr. Martin is a landscape architect who has assisted in the preparation of the site plan to accompany the Petition which is marked as Petitioner's Exhibit 1A through 1C. It is a three page document. Representing the Petitioner was Benjamin Bronstein, Esquire. Also appearing were Mary Lou S. Fanelli and Carol Ann Przybyla, both of whom who reside on Foxhall Manor Drive. This is a street containing single family dwellings which is part of the College Hills development and has been completed.

The requested relief is quite simple and involves this project which has been in development for some time. C.R.G. approval was obtained several years ago. As part of the approved C.R.G., a portion of the tract shown as Parcel A was "Reserved for future development". The development which was to precisely exist on that parcel was not shown in detail. Subsequently,

the developer has finalized its plans and now comes before the Zoning Commissioner with a Second Amended Final Development Plan for approval. This plan illustrates the 14 lots on Parcel A which were reserved for future development on the approved C.R.G. plan; removes Homeowners Association parking lots from Pepperdine Circle and Ivy League Drive; realigns the parking arrangement; and shows regrading and landscaping of the Homeowners Association maintenance areas within Pepperdine Circle and Ivy League Drive. Due to the fact that certain of these changes are within 300 feet of the finished houses on Fox Hall Manor Drive, the public hearing is required under the B.C.Z.R.

Messrs. Bronstein and Martin produced certain testimony and evidence in support of the amended plan. They noted that the amendments were in keeping with the spirit of the original plan and actually provided for an improved concept for the finished community. Certain natural features including a series of knolls will be protected under the new plan. Further, this phase of the development will entail construction of upscale townhomes, many models of which provide garages. Mr. Bronstein also noted that the Second Amended Final Development Plan has obtained approval from the Planning Board. Lastly, Mr. Martin observed that the amended plan will not be detrimental to the health, safety or general welfare of the locale and complies with all of the requirements set forth in Section 502.1 of the B.C.Z.R.

Mrs. Fanelli and Mrs. Przybyla's interest in this matter is mainly as homeowners within close proximity of the next phase of development. They are not opposed to the amended plan, as presented. Their questions dealt with issues not arising from the amendments offered. Rather, they were concerned about landscaping and issues on other portions of the site.

Based on the uncontradicted testimony presented, I am persuaded that the Second Amended Final Development Plan which has been submitted as Peti-

-2-

tioners' Exhibit 1A through 1C should be granted. The evidence is overwhelming that the plan offers a refinement to improve the concept development of this site. For the reasons set forth herein, the relief requested by the Petitioner will, therefore, be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of March, 1993 that, pursuant to the Petition for Special Hearing, approval to amend the Second Amended Final Development Plan for College Hills, Section 3, Phase 2, in accordance with Petitioner's Exhibit Nos 1A through 1C, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 8, 1993

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 93-225-SPH
G & R 3, Inc., Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att.
cc: Mr. Stewart J. Greenebaum

cc: Mrs. Mary Lou S. Fanelli
5922 Foxhall Manor Drive
Catonsville, Maryland 21228
Mrs. Carol Ann Przybyla
5918 Foxhall Manor Drive
Catonsville, Maryland 21228



Petition for Special Hearing 93-225-SPH to the Zoning Commissioner of Baltimore County

for the property located at Collegiate Drive - 1st Election District
which is presently zoned DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.1 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 2nd Amended Final Development Plan College Hills Section 3, Phase 2.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner:
G & R No. 3, Inc.
Stewart J. Greenebaum
Stewart J. Greenebaum, President
1829 Reisterstown Road 484-8400
Baltimore Maryland 21208
David Martin
Greenehorn & O'Mara
113 West Road, Towson, MD 21204 296-4100
ESTIMATED LENGTH OF HEARING: 1 hr. +
REVIEWED BY: [Signature] DATE: 1/1/93

ZONING DESCRIPTION FOR COLLEGE HILLS SECTION III PHASE II CATONSVILLE, BALTIMORE COUNTY, MARYLAND

Starting at a Point of Beginning on the Southwest side of Collegiate Drive approximately 220 feet from the intersection of Collegiate Drive and Foxhall Manor Drive thence South 13 degrees 07 minutes 07 seconds West, 205.46 feet, thence South 17 degrees 31 minutes 51 seconds East, 128.48 feet, thence South 09 degrees 15 minutes 55 seconds West, 122.48 feet, thence South 35 degrees 49 minutes 39 seconds West, 148.28 feet, thence South 73 degrees 32 minutes 44 seconds West, 66.56 feet, thence South 09 degrees 52 minutes 22 seconds East, 491.11 feet, thence South 19 degrees 36 minutes 28 seconds East, 65.92 feet, thence South 08 degrees 39 minutes 14 seconds East, 120.00 feet, thence South 26 degrees 43 minutes 34 seconds West, 92.82 feet, thence South 44 degrees 04 minutes 45 seconds West, 96.00 feet, thence South 40 degrees 30 minutes 31 seconds East, 45.03 feet, thence North 49 degrees 29 minutes 03 seconds West, 100.00 feet, thence South 40 degrees 30 minutes 57 seconds West, 139.96 feet, thence North 48 degrees 59 minutes 38 seconds West, 805.21 feet, thence South 55 degrees 22 minutes 39 seconds West, 53.13 feet, thence North 09 degrees 38 minutes 40 seconds East, 1615.97 feet, thence radius 270.00 feet arc 205.89 feet, thence South 19 degrees 20 minutes 15 seconds East, 100.00 feet, thence radius 680.00 degrees arc 26.20 feet, thence South 21 degrees 48 minutes 20 seconds West, 23.76 feet, thence South 24 degrees 50 minutes 39 seconds East, 50.00 feet, thence South 71 degrees 29 minutes 39 seconds East, 20.59 feet, thence radius 680.00 feet arc 482.15 feet, thence South 68 degrees 46 minutes 08 seconds East, 35.59 feet back to the Point of Beginning.

Being parcel 572, tax map 101 and 108, and parcel 814 and parcel 816, tax map 108, as recorded in the Land Records of Baltimore County, Liber 63, Folio 21, 22, and 23 and located in the 1st election district.

Note: The above shall not be considered as a legal description of the subject property and is to be solely used as a zoning description for a special hearing.

93-225-SPH
#233



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st
Posted for: Special Hearing
Petitioner: G & R #3, Inc.
Location of property: 46 Collegiate Drive, 250' W Foxhall Manor Drive
College Hills - Section III - Phase II
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 128 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/28, 1993

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

\$202.13



Baltimore County
Zoning Administration &
Development Management
113 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

1/08/93

H9300233

PUBLIC HEARING FEES

QTY

PRICE

040 -SPECIAL HEARING (OTHER)

1 X

\$250.00

LAST NAME OF OWNER: G AND R NO. 3 INC

TOTAL:

\$250.00

04A040026N1CHRC
84 C00259PH01-11-93

\$250.00

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
113 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Number

93-225-SPH
#233

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JAN. 22 1993 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-225-SPH (Item 233)
S/S Collegiate Drive, 250' W of c/l Foxhall Manor Drive
College Hills - Section III, Phase II
1st Election District - 1st Councilmanic
Petitioner(s): G & R No. 3, Inc.
HEARING: TUESDAY, FEBRUARY 16, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve 2nd Amended Final Development Plan of College Hills, Section 3, Phase 2.

Arnold Jablon
Arnold Jablon
Director

cc: G & R No. 3, Inc.
Benjamin Bronstein, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

1/21/93
JAN 21, 1993

Dear Gwen:

Please postpone case # 93-225-SPH. I will be out of town as will the developer. I will call you for new date.

Thanks
Ben Bronstein

1st week of March -
15, 16, 17, 18

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 26, 1993

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 93-225-SPH
LEGAL OWNER: G & R NO. 3, INC.
LOCATION: COLLEGIATE DRIVE

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

WEDNESDAY, MARCH 3, 1993 at 9:00 a.m.

IN THE BALTIMORE COUNTY COURTHOUSE, ROOM 118, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: G & R NO. 3, INC.
Benjamin Bronstein, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 9, 1993

Benjamin Bronstein, Esquire
29 West Susquehanna Avenue STE 205
Towson, MD 21204

RE: Case No. 93-225-SPH, Item No. 233
Petitioner: G & R No. 3, Inc.
Petition for Special Hearing

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 11, 1993 and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

January 27, 1993

Re: Baltimore County
Item No.: 233
MD 166
Rolling Road College Hills
Section III, Phase II

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and we offer the following:

The intersection of Collegiate Drive and Rolling Road (MD 166) was constructed in accordance with an access permit issued by this office, therefore, we have no objection to approval.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this plan.

Very truly yours,
John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

BS/es

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: January 27, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: College Hills

INFORMATION:
Item Number: 233
Petitioner: G & R No. 3, Inc.
Stewart J. Greenebaum

Property Size: 32.5 acres
Zoning: DR 2
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a special hearing to approve the 2nd amended Final Development Plan of College Hills, Section 3, Phase 2.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request, however, our office also recommends strict conformance with the approved landscape plan which focuses on the H.O.A. maintenance areas.

Prepared by: Francis Masey
Division Chief: Cheryl Kinn
PK/PM:rdn

DPW/Traffic Engineering
Development Review Committee Response For
Authorized signature *Rachel Family* Date 2/1/93

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
DED DEPRM RP STP TE	Zigmas J. And Ona E. Bucevicius	224	N/C	1-19-93
DED DEPRM RP STP TE	Ronald D. And Norma J. Jewell	225	N/C	
DED DEPRM RP STP TE	Steven P. and Deborah J. Benson	226	N/C	
DED DEPRM RP STP TE	Deereco Limited Partnership	227	W/C	
DED DEPRM RP STP TE	James R. and Cecile Myrick	228	N/C	
DED DEPRM RP STP TE	Goucher Woods Development, Inc.	229	W/C	
DED DEPRM RP STP TE	Connelly Funeral Home	230	W/C	
DED DEPRM RP STP TE	Orville M. Jones	231	W/C	
DED DEPRM RP STP TE	Louis A. Slavotinek	232	W/C	
DED DEPRM RP STP TE	Jack J. Basel	234	N/C	
COUNT 10	G & R No. 3, Inc.		N/C	1-25-93
DED DEPRM RP STP TE	Congregation Darchei Tzedek, Inc.	235	W/C	

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-1500

JANUARY 25, 1993

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: G & R NO. 3, INC.
Location: COLLEGE HILLS - SECTION III, PHASE II
Item No.: +233 (MJK) Zoning Agenda: JANUARY 25, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl Perry* Noted and Approved
Planning Group Special Inspection Division Fire Prevention Bureau

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: February 9, 1993

FROM: J. Lawrence Pilon
Development Coordinator, DEPRM
SUBJECT: Zoning Item #233
College Hills
Zoning Advisory Committee Meeting of January 25, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

LP:sp

COLLEGEH/TXTSBP

GREENHORNE & O'MARA, INC.

DAVID L. MARTIN

Department Head, Land Planning/Landscape Architecture

Greenhorne & O'Mara, Inc.
Baltimore

EDUCATION

B.L.S.A., Landscape Architecture, Pennsylvania State University
1971
Short Course in C.S.I. Sponsored specification writing, Allegheny
Community College, 1972

PROFESSIONAL BACKGROUND

1987 to present, Greenhorne & O'Mara, Inc.
1979 to 1987, Bradshaw, Gill Fuster, and Associates
1971 to 1979, M. Robert Penton

PROFESSIONAL REGISTRATION

Professional Landscape Architect: Maryland, #776 1988
Professional Landscape Architect: Pennsylvania, #573E 1976

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects, Member
Urban Land Institute, Associate Member

HONORS AND AWARDS

M.I.R.M. Silver Award for Landscape Architecture for a 50 Home
Exclusive Subdivision, National Home Builders Convention,
Houston, Texas, 1985

Honorable Mention
Flagler Boulevard Streetscape National Competition,
West Palm Beach, Florida

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719



March 4, 1993

P. David Fields, Director
Office of Planning and Zoning
for Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Second Amended Final Development Plan
College Hills Section 3, Phase 2

Dear Mr. Fields:

At the meeting of January 21, 1993 the Planning Board approved the above entitled plan. I would appreciate your notifying the Zoning Commissioner's Office of the Board's approval.

Very truly yours,
EVANS, GEORGE AND BRONSTEIN

Benjamin Bronstein

BB/mlh
cc: The Honorable Lawrence Schmidt
Zoning Commissioner for Baltimore County ✓

93-225-SPH

Ben Bronstein -

Shawn Hearenbaum -

David Martin -

Bronstein.

landscape architect

primarily townhome & some
single family

this section is run by se

scale devel. - interior
garages for example

final devel plan submitted

Houses sold on pg 2 of
plan - thus public
hearing needed houses
on Foxhall Manor

Nature of amendment -

1st amended plan is No 2

1) show devel

2) realignment parking

HOA = Homeowners Assoc.

3) Regrade & Landscape

Amended FDP approved by
Planning Bd

Amended FDP is consistent
w/ spirit & intent
502.1

PLEASE PRINT CLEARLY

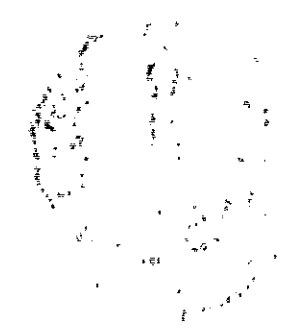
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
J. Lawrence Pilon	29 W. Susquehanna Ave 21204
David Martin	1829 Ashbury Pl 21208
David Martin	113 WEST RD. 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
MARY LOUISE HAN FANERLI	5922 Foxhall Manor Dr 21220
AROLD AND FRZYSLA	5918 Foxhall Manor Dr 21220



- LEGEND
- Proposed Building Setbacks
 - Existing Contour
 - Proposed Contour
 - Proposed Utility
 - Proposed Fire Hydrant
 - Existing Tree Line
 - Proposed Tree Line
 - Proposed Street Light

EX 210AMP

10' PUBLIC SIDEWALK (MINIMUM) (SEE SHEET #1 OF THIS SET FOR PUBLIC SIDEWALK CONSTRUCTION DETAILS)

BOARD OF EDUCATION
CATONSVILLE COMMUNITY COLLEGE
ZONE DR-2
4013/550

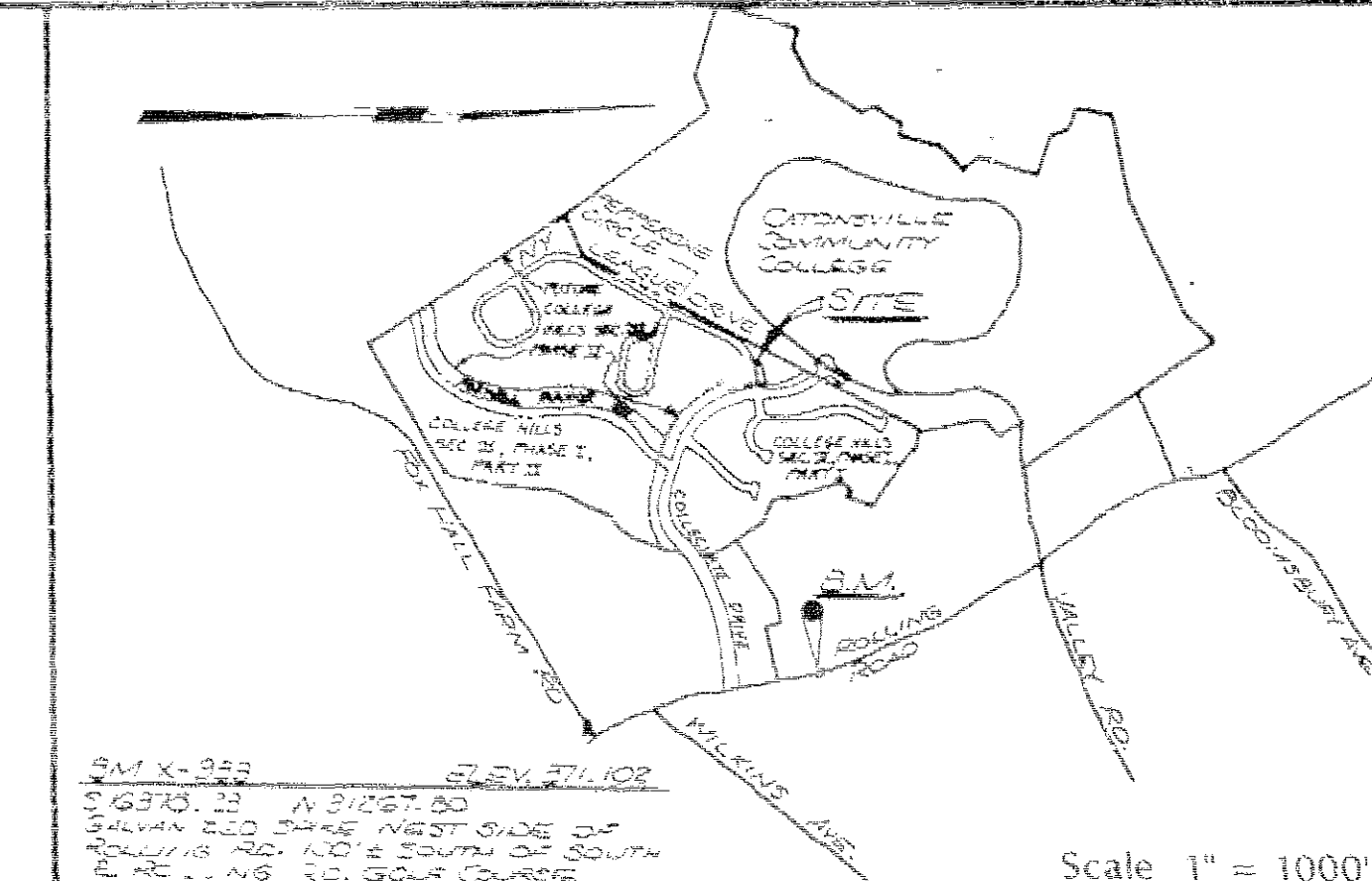
SIDEWALK NOTES:
SIDEWALKS ARE LOCATED IN FRONT OF ALL UNITS (SEE PUBLIC ROAD DRAWINGS) NO SIDEWALKS LOCATED AT LOCATIONS WHERE DWELLING UNITS ARE NONEXISTENT.

A PARKING SIDEWALK ON DOWNSIDE UNIT SIDE OF STREET (SEE SHEET #3 OF THIS SET FOR PARKING CONSTRUCTION DETAILS)

A-MATCH LINE

COLLEGE HILLS SECTION 3 PHASE 1
SM 60160

DR-2
COLLEGE HILLS SECTION 3 PHASE 1
SM 60165



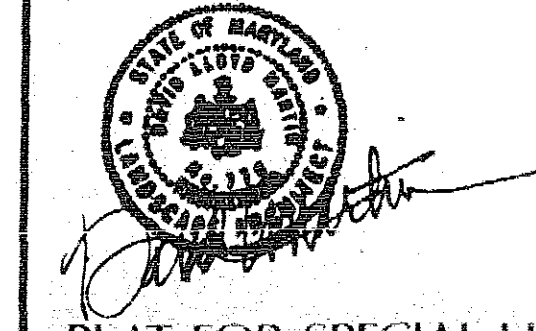
Scale 1" = 1000'

REASONS FOR SECOND AMENDED LDP

DR-2
COLLEGE HILLS SECTION 3 PHASE 1
SM 60167

MATCH LINE - A

#233



PLAT FOR SPECIAL HEARING

OWNER/DEVELOPER
GREENEBAUM & ROSE ASSOCIATES
C/O POPE WOODARD

SUITE 410 WOODHOLME CENTER 1829
REISTERSTOWN ROAD BALTIMORE, MD 21208
(301) 484-8400

No.	REVISION	DATE	BY
1	ADD PARKING NOTES	5/21/91	DSE
2	REMOVED FROM PARKING COURT AND REPLACE WITH PUBLIC OFF STREET PARKING	1/8/93	PLM



GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100

ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CULPEPER, VA • EXPORT, PA • FAIRFAX, VA
GREENBELT, MD • MANASSAS, VA • MONROE, MI • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL

BALTIMORE COUNTY, MD

SECOND AMENDED
FINAL DEVELOPMENT PLAN
COLLEGE HILLS
SECTION 3 PHASE 2
93-225-SPH

1ST COUNCILMANIC DISTRICT
1ST ELECTION DISTRICT

OFFICE OF PLANNING AND ZONING	
Approved by: _____ Date: _____	
Director of Planning	
Zoning Commissioner	
DATE	FILE NO.

SCALE 1"=50'

1 OF 3

BOARD OF EDUCATION
CATONSVILLE COMMUNITY COLLEGE
ZONE DR-2
4013/550

FUTURE HEALY FARM ROAD
(BY OTHERS)

FOXHALL FARM JOINT VENTURE 8025/587

OWNER/DEVELOPER
GREENBAUM & ROSE ASSOCIATES
C/O POPE WOODARD

SUITE 410 WOODHOLME CENTER 1829
REISTERSTOWN ROAD BALTIMORE, MD 21208
(301) 484-8400

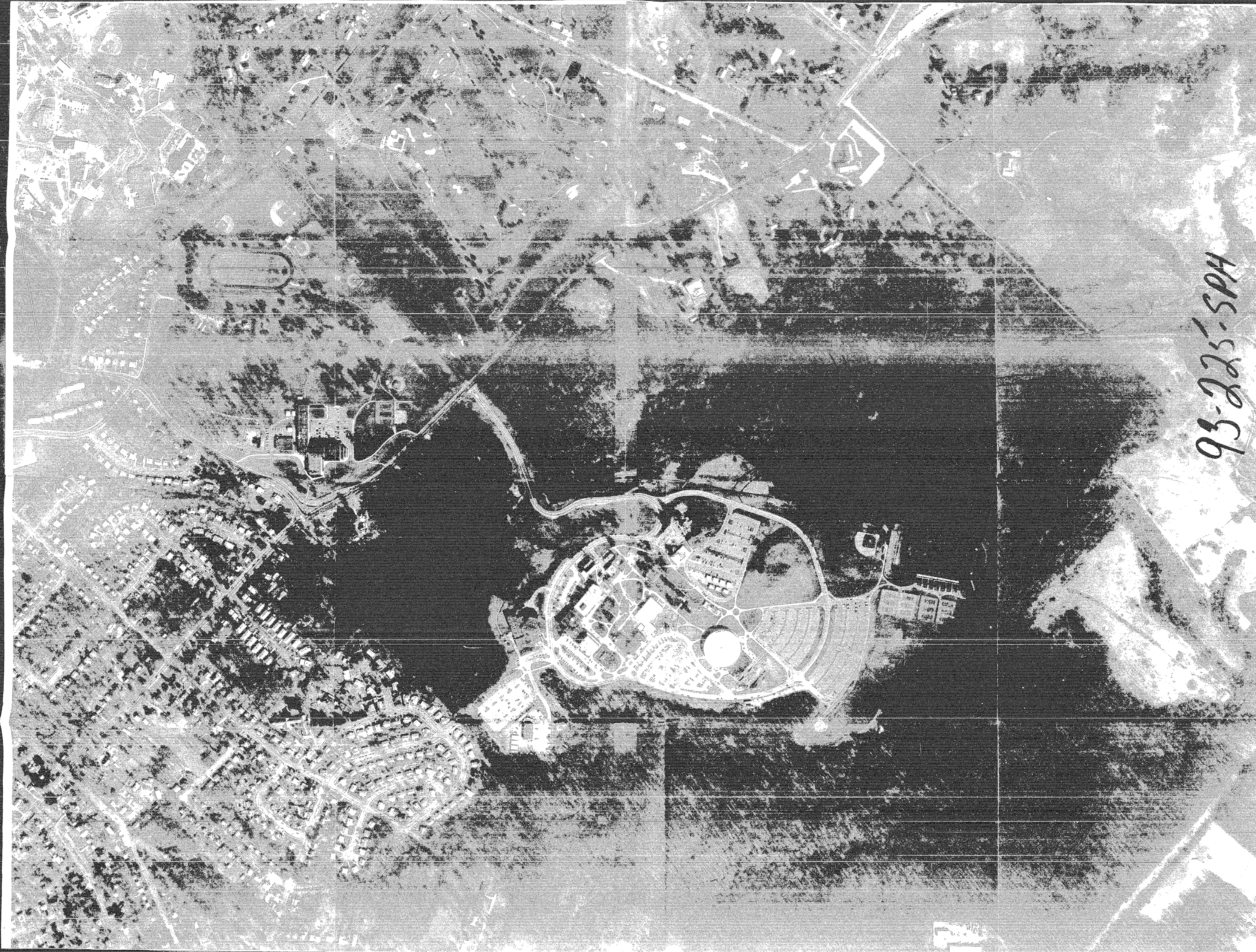
NO.	REVISION	DATE	BY



ENGINEERS • ARCHITECTS • PLANNERS • ENVIRONMENTAL • INTERIORS • LANDSCAPE ARCHITECTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100
ANNAPOLIS MD • ATLANTA GA • AURORA CO • CULPEPER VA • EXPORT PA • FAIRFAX VA
GREENBELT MD • MANASSAS VA • MONROE MI • RALEIGH NC • ROCKVILLE MD • TAMPA FL

FINAL DEVELOPMENT PLAN
COLLEGE HILLS
SECTION 3 PHASE 2
BALTIMORE COUNTY, MD 1ST COUNCILMANIC DISTRICT
1ST ELECTION DISTRICT

APPROVED BY		DATE	
Zoning Commissioner		Date	
DESIGN	SCALE 1"=50'	2 OF 3	
DRAWN			
CHECKED	SHEET		
DATE	JOB NO.	FILE NO.	



93-225-SP4

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
DATE PHOTOGRAPHY JANUARY 1966
LOCATION SHEET #23
PATAPSCO SW
STATE PARK 5 F
VICINITY